

## **Visioning Summary**

November 15, 2021

In June of 2021, the Town of Barrington, RI purchased 25 Watson Ave in Barrington – a former Carmelite monastery previously owned by the Diocese of Providence. The 7+ acre property is currently zoned R40 and includes a 17,400 SF dormitory structure, built in 1957.

The Town's intent in purchasing the property was to rezone it to ensure that any future development at the site would be in keeping with the long-range vision for development in the neighborhood. With that goal in mind, the 25 Watson Avenue Ad Hoc Committee was formed to investigate various options for development, and an engagement and visioning effort was implemented to solicit feedback from the community.

Visioning consisted of 4 distinct components:

- Review and analysis of public comments received via an online forum
- Survey of Ad Hoc Committee members
- Public meetings (2)
- Stakeholder group interviews

## **Barrington Online Comment Forum**

### **Online**

July - December, 2021

In early July, the Town posted an online form asking respondents what ideas they had for the use of the existing building and the 7 acres of open land at 25 Watson Ave. Approximately 200 responses were received. Almost half of the responses received identified some type of specialized housing as a desirable use for the existing structure, including:

- Housing for domestic violence victims and survivors
- Housing for adults with disabilities
- Mixed income housing
- Affordable mixed-age housing
- Affordable senior housing
- Luxury senior housing
- Affordable assisted living

Of these suggestions, affordable senior housing was the most prevalent suggestion.

About a quarter of responses also referenced using the building in some sort of cultural or educational capacity – such as a community arts/cultural center, theater, or environmental education center.

Regarding what should be done with the undeveloped, open green space that comprises most of the 7+ acres, the two most common responses were preserving the land as conservation space or creating a community recreational space, such as a sports complex, playing fields or public park.

Many comments touched the concept of preservation, however, only five responses reflected a desire to preserve the building itself in its entirety. Twenty-one responses reflected a desire to demolish the building, citing the likely presence of asbestos, lack of accessibility and unappealing aesthetics. Other comments suggested that perhaps portions of the building could be saved and reincorporated in a future development project at the site, as homage to the Carmelite Sisters and their service to the community.

These responses can be found in the appendix of this summary.

### **Barrington Ad Hoc Committee Visioning Survey Online**

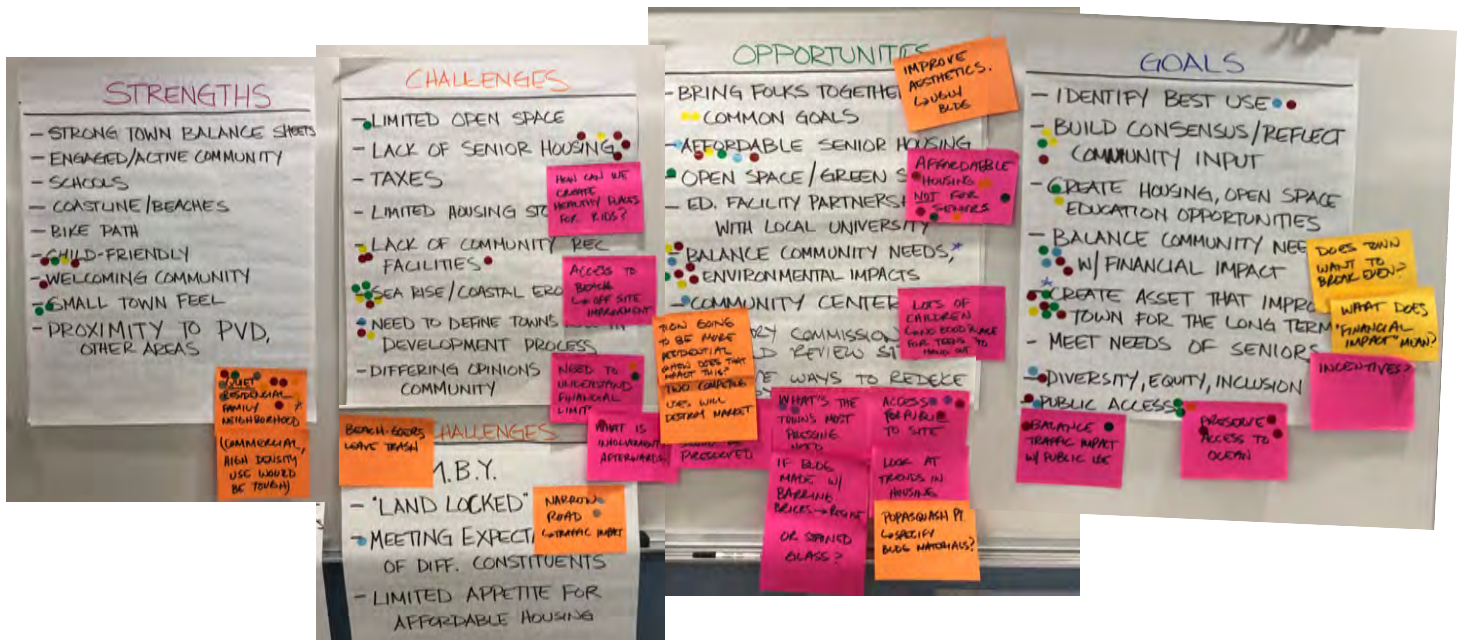
November 8, 2021

In early November, a new survey was distributed to the Committee, soliciting feedback on the following questions:

- What are the CRITICAL/HOT BUTTON ISSUES facing Barrington?
- What are the current STRENGTHS of Barrington? How could you see this project supporting those?
- What are the current CHALLENGES facing Barrington? How could this project address those challenges? What challenges do you see facing this project in particular?
- What are the OPPORTUNITIES that this project could provide for your community?
- What you see as the GOALS for this project?
- What are the metrics that would need to be met to make this a SUCCESSFUL project, in your opinion?
- What are the biggest challenges to community engagement and visioning in matters concerning your community? Select all that apply.

Responses to the survey formed the basis of the first in-person visioning discussion, held on November 15, 2021. These responses can be found in the appendix of this summary.

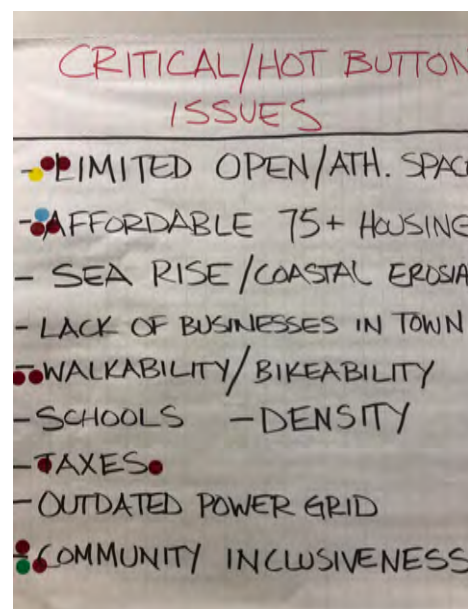
**Barrington Visioning Session 1 – Kickoff**  
**Barrington Middle School**  
 November 15, 2021



On November 15, 2021, the first meeting of the 25 Watson Avenue Ad Hoc Committee was held. A visioning session was held, where committee members and attending members of the public reviewed the responses to the survey, fleshing out details and providing additional input. The session ended with a dot polling exercise to prioritize the concepts attendees felt were most important. Votes are denoted by numbers in parentheses.

### Critical/Hot Button Issues

- Limited open athletic space (3)
- Affordable 75+ housing (3)
- Sea rise /coastal erosion
- Lack of businesses in town
- Walkability / bikeability (2)
- Schools
- Taxes (2)
- Density
- Outdated power grid
- Community inclusiveness (3)



**Strengths**

- Strong town balance sheets
- Engaged / active community
- Schools
- Coastline / beaches
- Bike path
- Child friendly (4)
- Welcoming community (1)
- Small town feel (2)
- Proximity to Providence and other areas
- Quiet residential family neighborhood (commercial high-density use would be tough) (11)

**Challenges**

- Limited open space (1)
- Lack of senior housing (5)
- How can we create healthy places for kids?
- Taxes
- Limited housing stock
- Lack of community recreational facilities (4)
- Sea rise / coastal erosion (6)
- Need to define town's role in development process (3)
  - Need to understand financial limits (2)
  - What is [the town's] involvement afterwards (1)
- Differing opinions in the community
- Access to beach [requires] off-site improvements
- Beachgoers leave trash
- NIMBY [Not In My Back Yard]
- "Land locked"
- Narrow road [- what are the] traffic impacts? (2)
- Meeting expectations of different constituents (1)
- Limited appetite for affordable housing

**Opportunities**

- Improve aesthetics [of an] ugly building
- Bring folks together on common goals (2)
- Affordable senior housing (6)
- Affordable housing not [just] for seniors (6)
- Open space / green space (1)
- Educational facility partnership with local university
- Balance community needs with environmental impacts (8)
- Community Center (1)
- Lots of children, no good place for teens to hang out
- Zion [is] going to be more residential - how does that impact this project? Two competing uses will destroy the market
- Cemetery Commission could review site
- Creative ways to reduce energy
- What's the town's most pressing need (2)
- If building with Barrington Bricks, [could] reuse [the bricks]. or stained glass [from chapel]?
- Access for public to site (4)
- Look at trends in housing
- Poppasquash Point - specify building materials
- View corridor should be preserved (1)

**Goals**

- Identify best use (2)
- Build consensus / reflect community input (4)
- Create housing open space education opportunities (2)

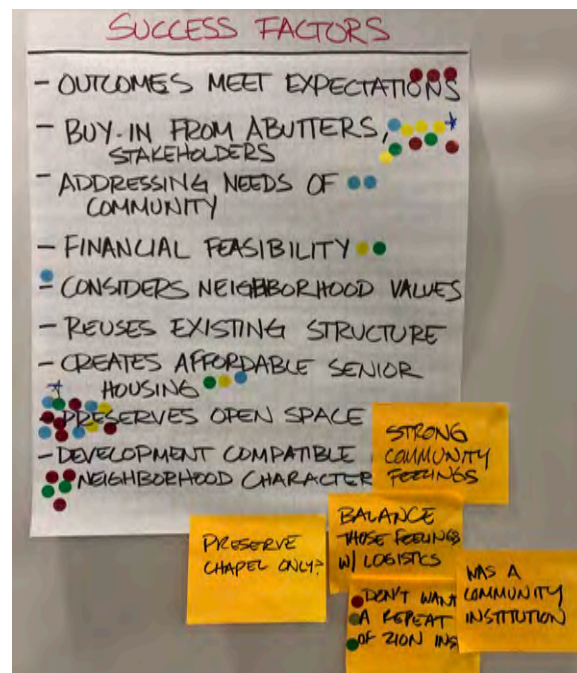
- Balance community need with financial impact - does the town want to break even? What does financial impact mean? Incentives? (5)
- Create asset that improves town for the long term (7)
- Meet the needs of seniors
- Diversity equity inclusion (2)
- Public access (4)
- Preserve access to ocean (3)
- Balanced traffic impact with public use (2)

## Stakeholders

- Immediate abutters
- RISD
- Nayatt Rd residents
- Barrington Land Trust
- Senior Center
- Affordable housing rental residence
- Cemetery Commission
- Barrington Village (senior group)
- School committee

## Success Factors

- Outcomes meet expectations (3)
- Buy-in from abutters and stakeholders (9)
- Addressing needs of community (2)
- Financial feasibility (2)
- Considers neighborhood values (1)
- Reuses existing structure
  - [There are] Strong community feelings
  - balance those feelings with logistics.
  - Do not want a repeat of Zion Institute (3)
  - [This] was a community institution
  - Preserve Chapel only?
- Creates affordable senior housing (3)
- Preserves open space (12)
- Development compatible with neighborhood character (5)





After the meeting, responses were reviewed and categorized based on larger concepts or themes. The table below illustrates how many votes the these larger themes received.

Concept/Value	Votes
Creating a community resource	35
Addressing community housing needs	23
Building consensus	24
Preserving/Enhancing the existing community character	23
Maximizing financial benefit to the Town	18
Minimizing environmental impacts	14
Promoting appropriate development	13
Improving local infrastructure	4
Creating resources for kids	4
Supporting institutional partnerships	0
Creating a business-friendly environment	0

Additionally, the comments that received the most votes were also tabulated:

Concept/Value	Votes
Preserves open space	12
Quiet residential family neighborhood (commercial high-density use would be tough)	11
Buy-in from abutters and stakeholders	9
Balance community needs with environmental impacts	8
Create asset that improves town for the long term	7

These findings were presented at the December 14, 2021 visioning session.

## **Barrington Visioning Session 2 – Broadening the Conversation**

### **Barrington Town Hall**

December 15, 2021

On December 15, 2021, a public engagement session was conducted at Barrington Town Hall to provide the community with an opportunity to give feedback on the future of the site at 25 Watson Av. This session began with an overview of the site, and a review of the visioning work done thus far. A lively 2-hour discussion followed.

The discussion focused on several major themes:

- Community representation
  - The community noted that they felt the Committee for 25 Watson did not include enough representation from the immediate neighborhood. The Town agreed that additional members could be added.
  -
- Density
  - Any future development needs to be contextual to the existing neighborhood. High density development would not be well-received
- Preservation
  - What are the options for preserving the building?
  - Building itself is widely considered unattractive, not historic, however, does have stained glass that may be salvaged and reincorporated into the future development
  - If it is not feasible to preserve the building, the Town will need to go back for a vote, as currently it is legally obligated to preserve the structure
- Affordable Housing
  - Affordable housing should be 55+, accessible
  - Variety of options
  - Low density
- Town Facilities
  - Need to ensure any public facility addresses need for bathrooms, trash, parking
  - The residents want their lives to be quiet – concerned that public access will ruin character of the neighborhood.
- Access to Nature/Natural Resources
  - Residents would like to see some preservation/ conservation of natural environment
  - Walking trails, environmental education center
  - Preservation of view corridor
  - The beach is not safe to access
- Parking
  - Parking is a critical consideration for any type of development.
  - Illegal on-street parking has been a problem
  - Street cannot support on-street parking

- Financial Impact
  - Need to balance the preservation of home values with financial return on project

The notes from this discussion can be found in their entirety in the appendix of this summary.

### **Stakeholder Interviews - RISD**

December 17, 2021

A Zoom interview was held on December 17, 2021 with Anne Colasanto and Annie Newman of RISD. The interview focused on RISD's current use at their Tillinghast property, located adjacent to 25 Watson Av. and thoughts on what could happen at 25 Watson in the future.

- Tillinghast Functions
  - Hosts events
    - 5-10 small weddings per year (50-100 guests), all end by nightfall
    - 35 Acres of land
  - Hosts continuing education and some academic classes (mainly to take advantage of natural environment)
  - Beach access for RISD people – about 30 parking spots
    - Limited parking by closing gates due to too many non-RISD users
  - Save The Bay, Brown request access to property to study the marsh, coastline
- Tillinghast past
  - Minimal interaction with neighborhood in the past
  - In 2019 acquired residential spaces as AirBNB
  - Sound is a concern to neighbors
- Ideas for 25 Watson
  - Would like to see it developed as a single residence

### **Stakeholder Interviews – Barrington Village**

December 27, 2021

A Zoom interview was held on December 27, 2021 with Laura Young of the Barrington Village senior organization. The interview focused on the specific needs of Barrington seniors, and how future development of 25 Watson might support that development.

A key component of this conversation focused on the Age-Friendly Barrington 2019 Report to the Community. Age Friendly Barrington conducted a survey and focus groups throughout the community in the Fall of 2018. The survey received 139 responses and the focus groups reached 82 individuals through 13 sessions. Below are the key findings related to the housing section of that study:



- Residents are interested in array of choices for housing, including variety of income levels
- There is a need for affordable assisted living needed in Barrington
- Affordable independent living senior housing needs to have access to public transportation and access to services nearby
- Multi-generational living, not senior-only
- Challenges include limited options for seniors looking to downsize and remain local

Additionally, Ms. Young shared the following observations:

- 25 Watson may not be an ideal location for independent living, as it is geographically isolated from public transportation and services, however, it may work for affordable assisted living. Independent living would be better located at the Zion property.
- St Elizabeth Community in Providence might be a model.
- Accessible/Universal design must be a component of any residential design.
- Need careful consideration of who administers/manages any senior facility.
- Ideally any development should focus on building to a smaller footprint, to remain contextual with neighborhood.
- Any development at the site should maintain a reflective nature, incorporating conservation of the open land and access to the coastline.

### **Stakeholder Interviews – Barrington Land Trust**

December 29, 2021

A Zoom interview was held on December 29, 2021 with Melissa Horne and Ian Donahue from the Barrington Land Trust. The interview focused on what conservation opportunities might be possible at 25 Watson and how the Barrington Land Trust (BLT) could be more engaged as the process moves forward.

- Ideally, BLT would love to see all the land conserved, with some set aside for public/open space, however, the group recognizes that that might not be financially feasible and is not likely to happen. BLT hopes to see as much of the land conserved as possible.
- Conservation efforts should focus on forested portions to the north and south, as well as along Fremont.
- Linkage to the RISD property would be beneficial for wildlife passage.
- This property may help support the BLT's Pollinators Pathways Initiative, as any landscaping associated with the development could incorporate native, pollinator-friendly vegetation.
- Ideally, BLT would be consulted with regarding management plan for conservations spaces at this site, as they have access to the

expertise/conservation professionals who can provide guidance regarding the care and management of the site and those native species that inhabit it.

- Any development that does happen should:
  - Be low-density, cluster development that allows the maximum preservation of open space and minimized hardscape
    - Permeable pavement may be required this close to coastline
  - Maximizes sustainable, green building practices, including utilization of renewable energy
- Finally, BLT would like to be more involved in the planning process for this site moving forward, either as part of the Ad Hoc Committee, or kept up to date with developments in the project, as they feel they have not been adequately included in the discussion thus far.

## Conclusions

Since first invited to comment on the future of 25 Watson in July 2021, there has been a wide range of feedback from Barrington community members. However, a handful of recurring themes can be identified:

- Any development which happens at this location should be mindful of the quiet, residential nature of the surrounding neighborhood.
- The process surrounding this project must thoughtfully incorporate community input and be transparent.
- There is strong support for affordable housing for seniors. However, the relatively remote location of the property must be considered when identifying what kind of senior housing would be most feasible. Affordable, independent living senior housing may not be ideal here because it is not proximate to public transportation, shopping, or services.
- There is interest in having a community use at this location, however, a major concern is the impact that such a use would have on neighborhood traffic. Lower impact community uses, such as nature trails and conservation lands are more palatable to residents than higher impact uses, such as a sports complex.
- Parking and illegal access of the beach is a major concern regardless of any proposed use at this location.

**Appendix**

Town Online Comment Forum  
July - December, 2021 – **Full  
Comments**

**What are your ideas for the building?**

My ideas for the building would be pop up stores, some living spaces, and restaurants.

I would love to see it as a shared living building for adults with disabilities.

Affordable and senior housing complex, mixed. Teen and Youth Community Center

An arts center with live/work studios, work studios, classroom space, a gallery, and a black box theater.

Have weston and sampson engineers do a feasibility study

Senior and or affordable housing in any mixture.

Rhode Island is in desperate need of subsidized housing, particularly housing that is earmarked for domestic violence victims and survivors. I think this building should be converted in to a subsidized housing development with 2-3 bedroom apartments that offer preferential placement to people experiencing domestic violence. If the taxpayers won't accept that, then please advocate for at least some of the units to be PBV developments like Palmer Point and Sweetbriar, again, priority to domestic violence victims. Finding a safe place to live is paramount in keeping victims and their children safe, without somewhere to live, many victims will return to their abusers. Having affordable housing is the first step to rebuilding a safe and healthy life.

Mixed usage: senior living, perhaps low income housing, public access to the beach and grounds ,and perhaps the selling off of a bit of the land as a money-maker for the town. Or the renting of one-two single houses developed, again for town income

Use it for affordable housing, make apartments in the building

Arts center

Love to see this as a year round farmer's market and incubator for emerging artists. Studio space and studio apartments.

Housing for the elderly.

Use it for retired military and their families.

It should be converted to Senior Housing and the ability to continue to age in place.

Senior affordable housing.

It would be amazing to use it partially as a makers space, like The Arcade in downtown providence. The 1st floor could house a year round farmers market with decently priced condos/apartments on the 2nd floor. There are a multitude of amazing "non profit" colabs that could really bring something to this conversation. I would leave the property "as is" but spruce it up a bit. Maybe plant some fruit trees ect. We need to keep whatever "greenspace" we have left. Its so important to not only the charm of barrington, but to the amazing diverse ornithology of the area.

Multi use senior housing and services.

It could include 1& 2 bedroom apartments, coffee shop, hair/nails salon, game room, library, meeting room, laundromat, workout area and since we are dreaming an indoor pool and a space for after school care for children with an outdoor playyard.

Affordable/subsidized senior housing

Community recreational area.

We could use more condo units in town. Otherwise, it should be taken down and land used for housing.

Elderly housing and childcare. There is a great book that explains how important it is for both populations to interact.

I think it would make a great respite home for the elderly members of families who chose to live multigenerational in Barrington. The elderly could stay for short visits to meet their needs while family members who are obligated elsewhere can feel certain their loved ones are cared for.

Thoroughly assess structure for value of upgrading into GREEN and fully accessible senior housing, with options for all income levels. A common area with kitchen for flexible use for gatherings, social activities, meetings and family events. Include an area for quiet reflection/ indoors and out in honor of the Carmelites. Solar roof?

Make the building affordable housing and do Bristol vide the land and sell lots

Maintain as we were told at the finance meeting....Senior housing. Utilize the standing building and divide into units for Seniors. The elected leaders up on stage should have been much more transparent, and should have made this meeting well known to the townspeople. I believe everyone who resides in this town should've had a say....it was conveniently rushed!

I feel that this property has the ability to be many different things for many people in our town. First and foremost we should consider senior housing with a senior center. Get those amazing residents out of the basement at the library. The complex for senior should follow the Benjamin Church Manor senior housing in Bristol.

Community arts center and makers space

A quiet open space with the building rehab for barrington seniors only respectful of the roots of the monestary no cluster housing

What's the budget for the improvements? It all depends on what the town council has set aside for improvements.

We voted to 'preserve' the building. I hope that is renovated and used for senior promised as was stated on the night of the FTM.

From my understanding, the TC wanted to purchase this property to offer affordable housing for seniors or low income families. That's what we voted YES on.

The building should be used for elderly housing for Barrington residents.

I think the building should serve as a recreation center. It, if it requires a lot of work, it should be taken down.

To explore working with a developer with expertise in renovating existing structures into small-sized, fully-accessible livable properties attractive to Barrington residents who want to remain here, and also to inquire about innovative designs proposed by RI colleges, universities, and firms that would be eligible for Federal, State, and Foundation assistance for initiatives to improve livability in our community for all residents, particularly seniors, frail elders and others who are physically-challenged but want to remain independent citizens capable of contributing to our Town's vitality.

I like the idea of elderly housing, even though I have a secret fantasy about a super affordable apartment community attractive to young people who spontaneously create this whole lively scene of new ideas, public art and community events. But yeah, elderly housing is good too.

I would like to see mixed-age, affordable housing - mostly senior but some for younger, including families with children. A few larger apartments to accomodate children (3- bedroom units); a few 2-bedroom; a few 1-bedroom; perhaps a few studios. I don't know if there's enough space for that. Include an event room that residents could use for large gatherings. I don't know if they should all be rentals or some condos.

Community space and programming.

Knock it down

Senior housing

Multi-generational, inclusive, interactive recreation facility. If used primarily for senior housing, perhaps a teen center could be integrated with various programs including interaction/service with seniors. Also, disabled population (children and adults) needs safe and sensory friendly space to recreate and socialize. Again, perhaps some programs could include interaction with teens and/or seniors.

Affordable Senior housing option

I support affordable housing for the elderly. I would love to see some space included for special needs housing as well, regardless of age.

Shared and/or group housing options for our adult special needs populations so they can stay in and be part of their own community.

Community center and public performance area. And a section for community welder housing.

It would be great to have a sensory and socially friendly space with equipment and programs for our special needs population. It would also be great to see crossover with elderly and youth in this setting.

Please keep it a monastery, preferably a Buddhist one (Soto Buddhism, the early 9th century Japanese Buddhism). We could make a lovely zen garden open to the public, but the monks would practice here for the most part. Think of all the great things that will happen for Barrington if we brought a Buddhist monastery here! It would open Barrington up to international travelers coming here to learn the work of Peace.

But please do not make this an enterprise for low income housing. Good intentions almost always have unintended—if not tragic consequences.

Independent living for people with disabilities.

I'd like to see it converted to another community center, maybe a library annex type situation for more community gatherings and events. Honestly, not sure how feasible that is, I know housing was the original plan but I have been going to that monastery since I was 12 and I just think having another place to meet and socialize, especially post Covid is more important than ever.

Senior housing. If by a private developer, in partnership with the town and with restrictions in place.

55+ housing. The building would be for activities and studio style housing. if rentals they should be income related. We need housing for those who want to down size and maintain the independence of their incomes not to be a drain on tax payers

- The parking lot and the main set of former living quarters are eye sores, they are not historic and there is no reason to preserve. The only building worth considering preserving is the Chapel which was designed (I believe) with input from Scott Weymouth. Whatever ends up happening the parking lot must be moved out of sight (e.g. distributed parking to the rear of whatever building is built). This will provide a buffer zone for the homes that are within a few feet of the parking lot, it will prevent illegal parking, and it will add safety for the residents. There should be a card access gate discretely placed.

- The building should be removed and replaced with LEED certified single family homes, low density as zoned. Watson is a small road with very close proximity to neighboring homes. There are no services, shops, or buses within walking distance.

- The frontage should be beautified, with native plantings and trees. Watson is a quiet, narrow, tranquil street.

low income housing

The Chapel is historic and would be worth maintaining. I believe that the living quarters and rest of the property where the building was on should be residential homes. The parking lot has been used as an illegal parking location during the summer (as an alternative to RISD estate and Barrington Beach) and evenings. Therefore I believe that the parking lot must go so that it is no longer being used as a non-sanctioned public parking.

Upscale Senior Housing

Sell the entire property to a private developer. The town should not be engaged in the affordable housing business. If the town would like to shape its development they can do so via zoning.

This building should be developed for senior housing.

Low income elderly housing.



The building should be razed as it is unsuitable for housing - senior or otherwise. It was designed for communal single living. The cost to redesign and reconstruct this building into suitable housing would be prohibitive. The money will be better spent preparing the site for development into the kind of housing that fits that neighborhood.

The building is too small for an adequate space for senior housing or apartments

Use for senior housing. Keep the number of units small. No high density development.

Senior housing - the town loses 65+ residents each year who would like to stay in town.

Building us a tear down Ok with Senior housing

Oh, I thought you elicited a favorable vote by using words such as "preserve," "affordable," and "elderly housing" not to mention the late surprise-add to the agenda and only a fraction of residents able to vote. Why would I voice my opinion when I know you won't consider such? I'd rather use this opportunity to say shame on you, Town of Barrington. The process is broken. Thank you.

The resolution states that the building must be preserved. Senior housing was used to get the buy in of the voters and that is what it should be used for.

This project was ill conceived and blatantly manipulated by the Town Council. The only acceptable use for a town-owned parcel is to return it to its natural state: a park with no parking or building on top.

Depending on costs....senior living apartments with outdoor balconies. Individual shuttle 'cart', like other condos, that is there for rides to town stores/offices.

Elderly housing

elderly housing. its already set up for communal living. I'm thinking like an affordable Atria.

Affordable housing

Condos... BUT retain the land for picnics, hiking, recreation. The land use must remain with the town, separate from whatever becomes of the building.

Remove the building from the land. Place up memorial piece to honor the nuns for their many years of service to the Barrington community.

Tear it down to allow more flexibility to development.

Senior housing for town residents

Senior center,

The building may have serious issues with asbestos, outdated plumbing, electric and mold. Saving it may be costly. If anything, save the chapel only.

The chapel is a beautiful space that should be repurposed into a museum or senior center or similar. The rest of the asbestos-laden building should probably be torn down as it's too costly to renovate. In order for the parking lot to not be used illegally, it should be relocated to the rear of the building.

The building should come down. It is an eye sore and would be far too expensive to turn it into something nice. By the time it is brought up to electrical code, asbestos abatement, handicap accessible, security systems, never mind making it actually appealing to live in, the cost outweighs the benefit. Building materials and labor are through the roof and keep climbing. The idea of senior living without priority to Barrington seniors (which is illegal) is not fair to the taxpayers. Why should we pay more in taxes to allow out of town seniors to move in? The building should come down with the exception of maybe the chapel which could be a potential Narragansett Bay learning center. Maybe preserving the chapel could meet the "preserve" part of the referendum?

Please just take the building down!! It is an ugly building and would never be cost effective to "fix it up". You would need to gut the inside to rebuild and at that point it would be less expensive to build new. I heard someone at the last meeting say it could not even be reserved for Barrington residents so what is the point?? Since the taxpayers bought it why don't we allow taxpayers to use it? The chapel could be maintained for prayer and the rest taken down. I attended PC and there was a beautiful chapel where you could escape for moments of reflection and prayer and peace. It would be wonderful to have this available with quiet walking trails and gardens for people to enjoy!

I would love to see the property used for Senior housing preferably for religious purposes. Barbara M. Simone moved. I am not sure if the condition of the building as I have only ever been in the chapel. It may make a good senior resident area. Perhaps a small assisted living or memory care unit. It should not be developed in a way to further burden our schools. As a town, we need to stand up to the unfair state school funding formula! Until this is fixed, we should not burden our schools. Our taxes are already very high. Also - Do not add parking to the streets of the area. There is already parking at town beach. We paid for that to be built up.

If possible, refurbish into over 55 housing. Give seniors an option to stay in town without home ownership upkeep.

Sell it for a profit and lower our taxes.

Affordable senior housing mixed with community space. This could include expanding the town museum and archives, a larger meeting space available for use/rent to those in the community.

Elderly day care. Beach parking. Parks and Rec center. RISD or artist collaborative studios.

Without knowing more about the interior of the building it is difficult to know how it could efficiently be used. Particularly for the senior housing use. The building may be more useful as community center as part of the senior housing complex for instance.

Determine if it is more cost-effective to remodel the existing structure or to tear down and build new.

Affordable housing.

The monastery was built in the mid-1950's as a residence for a clustered order of nuns, small bedrooms, group bathrooms, etc. (much like a college dorm of its day). If form follows function, the layout is ill-suited for elder housing a without major capitol investment (unless of course its to be used a shelter for the homeless or hostel), better it be demolished.

Totally gutted and turned into something a lot nicer than what it is now... very ugly and tough to look at for surrounding homes. Too beautiful of a property for that building!!

Low-income housing, a rec center where classes can be taken and people can participate in sports as well, Town park. Gut the inside and make it an atrium and sports center for inclement weather months, which these days includes summer. Indoor track, basketball courts, indoor tennis, indoor golf, indoor park with swings n things for younger kids.

Indoor park with sports, an atrium, etc. this would be especially great during winter months and inclement weather. Not sure the building will be amenable to senior/affordable housing without costly modifications that include private bathrooms and kitchenettes. I'd be in favor of removing part of the building and "preserving" elements that would translate to senior housing, such as the large gathering spaces. We have other senior housing initiatives in town that haven't gone anywhere, i.e. Zion Bible and two big lots in Bay Spring. We need to make this senior/affordable housing economically feasible.

If it's not going to be senior housing, then I don't know why we bought it. That was the main justification.

Community Cultural Center with space for performing arts (music, theater, etc.), longer-term and shorter-term museum installations (perhaps with a focus on indigenous art and history), art programs and workspace for all ages (with a focus on child and senior programs), and a restaurant (perhaps sourced in part on food grown on the surrounding grounds).

Whatever becomes of the building, I would hope the size and scale be consistent with the small residential look of the surrounding streets. I would hope to see a nice green buffer to beautify the area. The parking lot could be moved behind the building and the front could be landscaped with trees and plantings to minimize the impact on the neighborhood. Overall, I would like to see a greener view for the entire neighborhood.

This would be an ideal building for a town museum and education center. You certainly should get Free, Prior, Informed Consent from the indigenous community. The building is so beautiful and carries with it a lot of history. But by all means the building should be preserved and definitely not demolished to construct another building. Otherwise just make it a park. We have so few of them.

Senior housing per the guidance provided in the TFM. The building is ugly, and so I think it is acceptable to destroy it and build a new one on the same foot print (with approval to renege on 'building preservation' from the TFM). The building should not be expanded beyond it's current foot print.

I like the idea of moving the senior center, senior services, lounge and Internet cafe, movie/tv/music theater room, group exercise space, cafeteria, trips/outings, meeting rooms, and social services, Tap In, visiting nurse/health space, adult day care with nursing, into this building. Put Parks and Recreation office into this building also. Seniors will love the park-like setting of this property. Keep it. It is quiet and safe here for them. Seniors will take good care of this gem. Repurpose the existing building only and save the taxpayers money.

- expand the library at Peck Center into the lower levels. Add children play space and activity rooms in the library. Sometimes museums will come for a week and set up a themed activity. they will have activities like build a castle with blocs and dress ups or a puppet theatre or magnatile building.

Elderly housing for Barrington residents, similar to Benjamin Church in Bristol.

If the building is going to remain then it should be extensively renovated to make it assisted living for elderly. But cosmetically on the outside as well as decor on the inside it should be renovated so that is is aesthetically pleasing as well as safe and functional. If the building can not be renovated then it should be demolished.

Retirement home

This gorgeous building should be restored. Whatever use it is put to, I hope the character of it is maintained. The grounds, likewise - are in need of care, are overgrown, but there are some beautiful old growth trees on the property.

The building can have cafes and activity rooms open for the public.

Communiy center, art gallery to display local artists, and rental space. A nice green buffer to beautify the front area and protect the integrity of the existing neighborhood.

1. A town park complete with water features, beautiful landscaping, with a venue that could be used for life events such a weddings, anniversaries and birthdays. It could also be used for town events such as summer concerts, summer festivals etc...Assisted living facility for senior members of our town, Independent living apartments for seniors,

If the plan is to provide senior housing, then the building should be renovated to house seniors in as comfortable, spacious, safe, and supportive accommodations as possible. There should be on-site nursing or medical care to provide simple/minimal assistance. The building really doesn't appear to have any architectural significance so I would definitely support altering the facade to make it more inviting and attractive.

If senior housing isn't economically feasible for the town to manage or at least have total control over (this should be an absolute requirement...that the town retain control over the use and development of the site). Then perhaps it could serve as a center for classes, camp, historical society, senior day center...run by the department of parks and recreation as a west anchor to Barrington Beach.

I think we should leave this building alone. It's full of asbestos so needs to have proper remediation if it's used or renovated. Why do we need to do anything with it ?

My husband and I got a good look at the building. I think it needs to be torn down. Outdated and in bad need of repair. If there were any important statues, portraits or artifacts that were in the building...it might be nice to incorporate them in a new building as a part of the history of the land and site.

### How should the remainder of the 7 acres be used?

I would use the remaining acres to build a sports complex with many fields.

Public gardens and a playground (maybe)

Park with more community Garden, more outdoor activity space like shuffleboard, bocce, horseshoes, rentable pavillions with BBQs

Open space, nature trails, outdoor classrooms.

Ecosystem conservation land

Some free outdoor open space such as a beach side park for all. Depending on cost if additional senior and/or affordable housing can be built then that can be added as well.

Maybe add another (smaller) building on the NW of the parking lot for more rental units and/or apartment amenities (laundry, event space, office, etc). Please keep at least 1/3 of the grounds green space. If the building becomes apartments for families affected by domestic violence, maybe you could build a little playground! Somewhere safe for the children to play without the fear of the abuser being able to find them. If the town needs to offset costs that the taxpayers are not willing to pay, I think selling part of the plot for private development would be acceptable.

provide public access to the grounds, perhaps develop one-two lots for rent or sale as a town revenue generator

Build affordable single homes on the property for families to purchase

Playground for kids

Public green space. Ideal for concerts, dog park, eco garden, walking track, skateboard park, picnic tables, sculpture garden.

I suggest that the town enter into a partnership with the Audobon Society, or a similar organization, to maintain it as a walkable wildlife sanctuary.

Public gardens.

Senior Housing community such as was suppose to be developed on the Zion Property! This is what was put forth in the proposals when it was suggested we purchase this property. Why the "bait and switch". Feels like dishonesty to me in the part of the council who pitched this idea in order to persuade people to vote for it.

Park, playing fields, event space that could bring income to the town- maybe a semi permanent tent for weddings etc

would be amazing to use it partially as a makers space, like The Arcade in downtown providence. The 1st floor could house a year round farmers market with decently priced condos/apartments on the 2nd floor. There are a multitude of amazing "non profit" colabs that could really bring something to this conversation. I would leave the property "as is" but spruce it up a bit. Maybe plant some fruit trees ect. We need to keep whatever "greenspace" we have left. Its so important to not only the charm of barrington, but to the amazing diverse ornithology of the area.

Public park with lit walking nature trails that are wheelchair accessible, gardens, outdoor pavilion for music and artist shows/festivals, picnic tables, of course pet waste stations. could add disc golf

Additional buildings for affordable senior housing

Town park with green space.

As affordable housing

Maybe a few townhouses for seniors and handicapped adults. They could eat at the main senior residence but live in more community setting. Have you heard of cottage communities and common areas, I imagine this arrangement.

Seaside botanical garden

Small cottage homes, both high end and affordable, fully accessible and GREEN, with direct car to home entry, first level master bedroom with full bath, laundry and second floor bedroom for guests or caregivers.

Subdivide into residential lots

I think it should be left green, as there are many animals that have called that place home for 50 plus years. Pretty walking path within the confines, some gazebos, sitting areas. Take a vote, and specifically Senior feedback is what is needed regarding amenities they would enjoy having on the property. To cut all the wooded areas down would be a sin to the environment and the neighboring residents.

There should be consideration for a community center for all. This would be a great place where concerts, the art festival and just all around family fun can be held. There is a great opportunity for walking trails. Please do not miss this opportunity to create an amazing space for our residents. It is a shame the town did not do this with Zion.

Farmers market and nature classroom

Open park like space for senior residents be respectful of the neighborhood

What are the choices and what has the town budgeted for improvement of the remaining land?

Open space

Park, recreational are for the residents, preserve it as much as possible

The seven acres should be preserved as an open space to be utilized by the community for nature walks. Many people have pets and this would be a nice spot to walk or ride bikes to and socialize with the community.

I feel that Barrington is quickly losing a lot of green space. I strongly feel these acres should be preserved as protected green space. Walking trails would be the best way to allow residents to have more access to nature while protecting the area from destruction.

Maintain its natural beauty, but consider adding a few more small-sized, fully-accessible, attractive houses for seniors, frail elders and those physically-challenged who want to live in a walkable area with access to basic food and health supplies.

It would be amazing if Barrington kept the land surrounding the building and parking lot as public property and maintained it as place to walk or sit quietly with the serenity of nature.

Sell off two 1/2 acre sites to the south for "luxury homes." On the rest, build some single-family or duplex homes - some to sell, some to rent (all affordable). Leave some space for athletic facilities (a tennis court, or a soccer field, or some basketball courts). Make the whole complex multi-use.

Affordable housing

Affordable housing

Park

Outdoor gross motor area/equipment for older children, disabled population, and seniors who have outgrown typical playgrounds.

Town Sports complex

I hope there can be social spaces, some designated for special needs young adults, who are among the most isolated in our community



Some of this area would be great for socially and sensory friendly spaces, programs, and equipment/opportunities for our special needs population (both children and adults). Outside of the school system (which only covers the school year), Barrington has no opportunities in town for this population. They are then forced to go to surrounding communities which causes both independence and transportation issues. Thank you.

Parks!

A large town pool that is affordable to join.

Please keep it a monastery, preferably a Buddhist one (Soto Buddhism, the early 9th century Japanese Buddhism). We could make a lovely zen garden open to the public, but the monks would practice here for the most part. Think of all the great things that will happen for Barrington if we brought a Buddhist monastery here! It would open Barrington up to international travelers coming here to learn the work of Peace.

But please do not make this an enterprise for low income housing. Good intentions almost always have unintended—if not tragic consequences.

Left as they are with potentially a small addition of more housing.

Additional housing probably makes the most sense to recoup the costs of the renovation and upkeep of the land.

Public green way access; trails and open Space.

As planning would allow this could be town house units and apartments. There isn't any life living close.

The vast majority of the land should be preserved and not built on. This is one of the most important undeveloped pieces of land in town. Any major building on the site will impact the wetlands, the dunes, and the wildlife. Walking paths could be built, including a board walk partway into the dunes, bicycle racks could be provided. But - as is true all across our town there should not be public parking. There are already substantial parking options at the town beach, and at RISD. The town could negotiate with RISD for Barrington resident parking passes when RISD is not having events. The preservation plans should be done in collaboration with the Narragansett Bay, and town preservation societies. We MUST preserve open space and this is an incredible opportunity to do so and to encourage more birds, Osprey etc. This could look stunningly beautiful, and be available for walks, birdwatching, native plantings.

green space! walking trails and bike riding trails for the community

The rest of the property should be maintained as public green space and the town should develop trails through the woods going down to the beach. This is a rare green space and should be preserved and maintained in order for the neighborhood and other Barrington residents to enjoy the wildlife and wetlands without it being developed by mansions with an ocean waterfront.

Public Access

Sell the entire property to a private developer. The town should not be engaged in the affordable housing business. If the town would like to shape its development they can do so via zoning.

These parcels should be sold for private development of single family homes. This would bring more revenue to the town.

Recreational.

After razing the building, a street named Monastery Court should be constructed and 10 home sites of approximately 30,000 square feet should be prepared. Utilities and cables should be buried at the same time that water and sewer lines are brought in. Sidewalks and streetlights will complete the preparation. Then put the homesites on the market for \$1 million each. The town will profit in the short-term and dividends in the form of property taxes will be realized in perpetuity.

The property should become a recreational facility for the Town of Barrington. How about a nine hole golf course for senior membership and other senior recreation facilities.

Leave this undeveloped. Leave the neighborhood character intact.

Open space or a park.

Town park with beach access

Open space or senior housing only.

A green park with endogenous vegetation. No parking or building on top.

Outdoor recreation (including Pickleball courts), bike stands, maybe area for outdoor music, movies.....parking needed for residents and visitors.

Additional activity facilities including Day programs for non-residents

leave it alone let it be a nature preserve. Barrington has enough single family housing.

Additional affordable housing

passive recreation; tables or benches yes. Installed fields or lighting, no.

Pocket neighborhood for seniors aged 50+

8 -10 cottage, smart space homes 1000 to 2000 square foot and shared open space.

Pocket neighborhoods face a courtyard that includes a community garden.

Garages in the rear of the homes. Potential for a cozy community center that could include a compact community kitchen.

Utilize the expertise of Union Studios in Providence as well as ideas from Ross Chapin pocket neighborhoods to create an outstanding plan. A percentage of these sold units could be set aside for affordable housing.

Currently, there is no suitable housing in Barrington for those residents who would like to downsize and remain in their own community as the age. Put together a team of knowledgeable town residents to study and propose a plan.

Jacqueline Guerra Lofgren

My previous response re pocket neighborhood includes 8-10 smart space cottages PER ACRE

Senior housing with an affordable component. If not financially feasible single family homes with 25% affordable.

Thin out and leave as open undeveloped open space.

Sell to a developer for more tax revenue

The property should be open space OR senior housing only.

Please either donate the green space to Barrington Land Trust or create a park/walking path for residents of Barrington to enjoy with minimal removal of existing trees. Barrington is supposed to be a Tree City and we don't do a good job of planting new trees every time we take one down.

In an effort to maintain green space in our town, which used to be a priority, and to not disturb the ecology of the area, the green space should not be disturbed. In addition, overdevelopment of this land will lead to traffic and noise in an otherwise quiet, residential area.

The land should be preserved as open space for public use and enjoyment with walking trails that maybe have stopping points along the way for education about our beautiful bay. We do not have enough open space in this town and this would give the land back to the taxpayers.

If it is given back to the taxpayers, it should only be for town residents use with a parking permit or gated entry. We wouldn't want residents prevented from use due to non-residents taking over.

The existing parking lot should be moved out of sight further into the property to hide it from the nearby neighbors so those residents do not have their neighborhood turn into a busy parking lot. Someone mentioned a buffer for the neighbors which is a great idea. Green space and plantings to hide it away and not detract from the neighborhood. I would not want to be the house looking at that every day and I think that is something everyone can agree to.

Definitely preservation of open space!! It would add to mental health of our community. There could be gardens and views of the ocean for all to enjoy especially our seniors. They would enjoy this over dormitory living!!

This should ABSOLUTELY be kept green space. Any other use would be a travesty for the town. Green space is one of the most precious and fleeting resources in Barrington. If it is built on the resource will never be reclaimed. We want Barrington to be viable and pleasant for generations to come. Make some walking trails or keep it as preservation area. I strongly recommend gifting it to the BLCT for stewardship especially since it abuts wetlands which must be protected. Please don't make the mistake of having this slave anything but green wooded space. The prior owners recognized the importance of green space, we should too.

See above. Use the entire property for senior housing. Ask developers to submit plans.

If senior housing is not practical, develop at least part of the parcel into dedicated pickleball courts.

Sell it for a profit and lower our taxes.

It would be nice to keep as much acreage as possible open and undeveloped. This would mean community park space or even a small solar farm that could tie into senior housing to make it more affordable.

Waking trails. 2 or 3 lots to sell privately for single family homes.

It would be nice to see some parking dedicated to beach access. It is a short walk to the public access point.

It seems like if this were to be successfully built into senior housing, most of the land would be needed for additional buildings, and the required green space between the buildings. If the economics of development work out, this is not an unreasonable use.

I would like to see the development fit well into our towns green energy plans.

Make a deal with developers that is consistent with the towns master plan and which will also enable the town to offset some of the expense of creating senior living on this site.

More affordable housing. With trees.

Personally, I would like to see a development much like the one proposed for the Zion property, a clustered elder community (55+) where town elders could relocate, freeing-up more affordable needed housing in our neighborhoods.

Sub-divided and turned into luxury homes. If that can't happen then a nice park and trails for the public to enjoy the views

Either more low-income housing or a park with basketball courts, outdoor volleyball courts, and a street hockey rink

Nature trails, town pool.

Outdoors for town pool and nature trails!

One option is for the town to retain ownership and maintain it as public conservation land.

While I love that option, we also need to increase our tax base, which helps mitigate tax increases and retain seniors in town. It looks like several R40 lots with road frontage could be carved out of this space. If \$1.5 million homes were built on, say, 5 lots, that would increase our tax revenue by about \$150,000 at our current tax rate. That's a ballpark number, but it shows that we could obtain significant tax revenue from this property that would help support the affordable housing fund.

A walkable mix of bird sanctuary, gardens (vegetable for restaurant and non-vegetable arboretum style), recreational games, and renewable energy production (e.g. solar).

I am not opposed to having the remaining acreage be for public use with walking trails to enjoy the bay views. It would be nice if everyone could enjoy this purchase and not have it be over developed.

A nature trail on the grounds could provide a wonderful opportunity for showcasing the wonders of our beautiful state. We really don't need more play structures. The peace and serenity of the site should be preserved and offer a respite for the public to relax and reflect on life. Much like the sisters did here for many years.

Most importantly, the site **SHOULD NOT BE DEVELOPED** beyond the existing building. Increasing the density of housing would destroy the tranquility and beauty of the site, and upset the balance in the local community. The town should split the site into two, retain ownership of the southern portion, and sell the northern portion and building for senior housing development.

The southern portion of the site should be owned by the town and dedicated to parking and recreation for towns people. This would provide parking for beach access which would alleviate illegal beach parking on local streets and address current beach access concerns. Beach parking should be combined with a walking trail, benches to enjoy bay views, and a picnic area that would benefit both the senior housing residents and towns people. It would be important to close this parking at dusk to avoid some of the problems previously experienced with teenage use of the monastery car park.

The northern portion of the site should become landscaped grounds for the senior housing development. The parking for the development should be moved to the northern or western area of the site. The eastern edge of the site should be landscaped to provide a green barrier between Watson and the development, and a green barrier should be maintained between surrounding properties and the development.

Barrington is overdeveloped and its natural areas are stressed!

LEAVE EVERY TREE!!!

KEEP THE PARKING LOT THE SAME!!

Do not build Freemont Ave. behind. All access should be Watson in front. entry/exit from Watson.

This building is proportional to its yard and setting. It is located in an upscale residential area of very nice homes situated near RISD farm property, a large mansion with acreage behind it, and the beach beyond.

It is very institutional looking. I would knock down a side wing and make an outdoor portico sitting area on one side.

Elderly housing with walking paths and outdoor space and common area.

Remaining land should be kept a green space with walking trails. It should be designated conservation land.

leave alone

As open space and wildlife habitat. With the exception of a few trails, perhaps, I would like to see the property undeveloped. Barrington is a lush and green community that supports a diverse population of wildlife, and a lot of habitat destruction has occurred in recent years. We don't need more housing, more development, more traffic, more use.

It should be an extensive park with play areas for kids.

Public park and walking trails to enjoy the bay views.

a town park, with beautiful water features and landscaping to go with the above venue for celebrations and life events, If it was for an assisted living facility then I would like to see the grounds landscaped as well with park benches for seniors to sit on as they go outside for walks, the possibility of another building to assist seniors with getting exercise and physical therapy from professionals, an outdoor area where seniors can have outdoor entertainment such as cookouts, music etc...golf carts to help seniors who cannot walk to enjoy the outdoors. This would be in place for the senior population of our town.

There should absolutely be a green barrier between the site and the neighborhood on Watson. The site could be developed as another entry to Barrington Beach with limited parking for town residents. This would solve the problem of lack of access to the public beach and eliminate parking along narrow residential streets. Provide access to the beach from the site and improve the grounds with benches, gardens, walkways, and plantings for everyone to enjoy.

This is a unique property that obviously had unique zoning permissions for the monastery and putting anything commercial or highly trafficked in this spot would be detrimental to the neighboring residential area. But something that benefits Barrington residents and has low noise and safety impact would be wonderful.

Wilderness pathway or protected beach lands (if you must do anything at all with it!)

park for the town, possibly apartments for seniors of the town

Ad Hoc Committee Survey  
November 14, 2021 – Full Comments



# Carmelite Monastery Redevelopment Visioning Kickoff

On June 16, 2021, voters authorized the Town of Barrington to purchase the Carmelite Monastery property at a cost of \$3.5 million. The presentation to voters described the Town's intent as to develop a plan for the property to provide the basis for a future request for proposals for development. This planning process will consider a range of options, to include senior housing, including affordable units, community facility space and open space.

We will begin a visioning process to identify the community's priorities and values regarding the potential development options for this site. Please answer the questions below by THURSDAY, NOVEMBER 11th. Your responses will help guide our discussion when we first meet on November 15.

What are the CRITICAL/HOT BUTTON ISSUES facing Barrington?

I don't know

What are the current STRENGTHS of Barrington? How could you see this project supporting those?

Unsure

What are the current CHALLENGES facing Barrington? How could this project address those challenges? What challenges do you see facing this project in particular?

Land locked?

What are the OPPORTUNITIES that this project could provide for your community?

Affordable housing

What you see as the GOALS for this project?

Unsure

What are the metrics that would need to be met to make this a SUCCESSFUL project, in your opinion?

Stay within cost

What are the biggest challenges to community engagement and visioning in matters concerning your community? Select all that apply.

- ☐ Our community is not engaged
- ☐ It's difficult to raise interest in or awareness
- ☐ Lack of trust
- ☐ Lack of transparency
- ☐ Planning fatigue
- ☐ Difficult to reach people/work with stakeholder schedules
- ☒ One "side" pitted against "the other" on one or more issues
- ☐ Lack of diverse inclusion
- ☐ Other: .....

This form was created inside of Keelia Kentor, Educational Facilities and Campus Master Planner.

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What are the CRITICAL/HOT BUTTON ISSUES facing Barrington?

affordable housing, maintaining greenspace - outside of this project lack of sidewalks and bike path construction / safety

What are the current STRENGTHS of Barrington? How could you see this project supporting those?

location - good access to the capital and areas around; small town feel and community recreation programs

What are the current CHALLENGES facing Barrington? How could this project address those challenges? What challenges do you see facing this project in particular?

challenges for Barrington - lack of affordable housing; challenges for project - voters not approving affordable housing or multi-unit housing; citizens in beach neighborhood promoting limited access to the beach and preventing on-street parking (and thus walking access to the beach)

What are the OPPORTUNITIES that this project could provide for your community?

affordable housing; green space near the beach; meeting space, whether outdoor classroom style or three season pavilion or meeting room - could be used for education or other community gatherings

What you see as the GOALS for this project?

1) finding compatible land use that supports affordable housing, which is part of a mission for diversity, equity, and inclusion; 2) providing greenspace; 3) public access

What are the metrics that would need to be met to make this a SUCCESSFUL project, in your opinion?

town consensus for the final plan

What are the biggest challenges to community engagement and visioning in matters concerning your community? Select all that apply.

- ☐ Our community is not engaged
- ☐ It's difficult to raise interest in or awareness
- ☐ Lack of trust
- ☐ Lack of transparency
- ☐ Planning fatigue
- ☐ Difficult to reach people/work with stakeholder schedules
- ☐ One "side" pitted against "the other" on one or more issues
- ☐ Lack of diverse inclusion
- ☒ Other: people wait to be involved until the 11th hour when plans are already set in motion

# Google Forms

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What are the CRITICAL/HOT BUTTON ISSUES facing Barrington?

This definitely depends on who is answering. In thinking of this project: Housing - a lack of affordable options (both to rent and purchase) together with an inability for many aging residents (whom I believe want to stay in town) to stay in their homes or find more reasonable options in retirement. Being a coastal town, decisions must be made with forward thinking relative to sea rise, coastal erosion and the impact of developing the entire parcel, if any. There is no real "sports complex" indoor or outdoor for the many little to big athletes; A lack of businesses in town; - more issues unrelated to development of this parcel per se: no real continuity in sidewalks for walkability and bikeability; as in every town - schools; Lack of green space - some areas are dense and over developed; Outdated power grid;

What are the current STRENGTHS of Barrington? How could you see this project supporting those?

Small but engaged and active community; great education for the kids; welcoming neighborhoods; enjoyable coastline - beaches and bike path. I think with such an engaged community, it would be helpful to continue to hear and narrow down where the greatest need could be married with one of these strengths- where the project is best suited to bolster some of these strengths while considering some larger, global concern.



What are the current CHALLENGES facing Barrington? How could this project address those challenges? What challenges do you see facing this project in particular?

A lack of housing inventory in general, coupled with severe affordability issues affecting both families wishing to move in to Barrington and our aging population wishing to stay in town \* see answer to question one: - lack of sports complex/community center; issues with sea rise and coastal erosion;

This project could allow for affordable options for housing; worth considering in tandem with the Zion property as its developers move simultaneously to develop that property. Affordable housing and senior housing are both parts of the town's master plan that need to be addressed - This is contradicted by the desire to retain more open space - keeping as much of the natural landscape in tact. It seems that a hybrid of some development, some open space could be met with a sports/community space, outdoor recreation.

A challenge I see is that if the town moves forward to develop it as a housing, it really is stepping outside of any traditional role - would the plan be to define what that housing looks like and then sell it? Or would the town manage the developer through final stages of the build and then move forward to list the properties for sale, hire management and realty firms; or be a landlord? This seems to be a little muddy.

Certainly, another challenge is not everyone will agree, but importantly, the town - as owner of such a substantial parcel/project and as servants to the public, it is crucial that all should move forward with as much public input as possible - there will likely be push back from neighbors close by no matter the direction; some will be firmly in one camp or another - the more our community has the chance to share thoughtfully throughout the next few months, the better/

What are the OPPORTUNITIES that this project could provide for your community?

Its an opportunity to think collectively and balance the needs of the community with realistic weight given to the impact on the coast and the role of the town after development.

What you see as the GOALS for this project?

To identify the larger problem that can be met in part through the redevelopment of the existing building that best coexists with community needs and concerns AFTER addressing cost barriers, listening the the goals of community members, thinking about the master plan - and how that might adjust in the next couple of years - also balancing other unrelated town issues that need financial assistance.

What are the metrics that would need to be met to make this a SUCCESSFUL project, in your opinion?

Financial soundness; realistic future involvement; solves a real problem facing town; garners enough public support; its balanced (meaning it can do all these things while also abating larger concerns)

What are the biggest challenges to community engagement and visioning in matters concerning your community? Select all that apply.

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What are the CRITICAL/HOT BUTTON ISSUES facing Barrington?

schools always/taxes always

What are the current STRENGTHS of Barrington? How could you see this project supporting those?

schools always/environment/community.....This is an opportunity to enhance both the environment and community.

What are the current CHALLENGES facing Barrington? How could this project address those challenges? What challenges do you see facing this project in particular?

expanding the stock of well designed affordable housing and senior housing/ make these priorities of the project/ community acceptance

What are the OPPORTUNITIES that this project could provide for your community?

expansion of affordable senior housing/community involvement in planning use of one of the last large tracts of land/

What you see as the GOALS for this project?

to increase stock of well designed, affordable and senior housing, to add housing that is compatible with the neighborhood and protects open space

What are the metrics that would need to be met to make this a SUCCESSFUL project, in your opinion?

percent of the new housing allocated to seniors/percent designated as affordable/maximum preservation of open space/creative, interesting design of all structures compatible with the neighborhood

What are the biggest challenges to community engagement and visioning in matters concerning your community? Select all that apply.

- ☐ Our community is not engaged
- ☐ It's difficult to raise interest in or awareness
- ☐ Lack of trust
- ☐ Lack of transparency
- ☐ Planning fatigue
- ☐ Difficult to reach people/work with stakeholder schedules
- ☒ One "side" pitted against "the other" on one or more issues
- ☒ Lack of diverse inclusion
- ☐ Other: .....

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# Carmelite Monastery Redevelopment Visioning Kickoff

On June 16, 2021, voters authorized the Town of Barrington to purchase the Carmelite Monastery property at a cost of \$3.5 million. The presentation to voters described the Town's intent as to develop a plan for the property to provide the basis for a future request for proposals for development. This planning process will consider a range of options, to include senior housing, including affordable units, community facility space and open space.

We will begin a visioning process to identify the community's priorities and values regarding the potential development options for this site. Please answer the questions below by THURSDAY, NOVEMBER 11th. Your responses will help guide our discussion when we first meet on November 15.

What are the CRITICAL/HOT BUTTON ISSUES facing Barrington?

Affordable Housing for Barrington 75+ Population

What are the current STRENGTHS of Barrington? How could you see this project supporting those?

Strong Town Balance Sheet

What are the current CHALLENGES facing Barrington? How could this project address those challenges? What challenges do you see facing this project in particular?

Lifetime Residents Unable to Keep Up with Taxes

What are the OPPORTUNITIES that this project could provide for your community?

Affordable Housing for Barrington Residents 75+

What you see as the GOALS for this project?

Conesus Around Project

What are the metrics that would need to be met to make this a SUCCESSFUL project, in your opinion?

Financial Feasibility - Limited Town Financial Subsidies

What are the biggest challenges to community engagement and visioning in matters concerning your community? Select all that apply.

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What are the CRITICAL/HOT BUTTON ISSUES facing Barrington?

I see the following as critical/hot button issues facing Barrington: creating more affordable and accessible senior housing; helping seniors stay in their homes if they so choose; fostering community inclusiveness; preserving open spaces; adapting to climate change.

What are the current STRENGTHS of Barrington? How could you see this project supporting those?

Some of Barrington's strengths include: a sense of community; interested, engaged citizens; ready access to the shore line; child-friendly community that welcomes family engagement. The property provides a great chance to foster community involvement and listen to what the community is looking for from this project. In addition to affordable and accessible senior housing, it would be nice to see some sort of community resource or retreat center included in the plans, as well as the preservation of some of the green space.



What are the current CHALLENGES facing Barrington? How could this project address those challenges? What challenges do you see facing this project in particular?

This project is an excellent chance to address the need for senior housing in our community. It is also an opportunity to be creative with the available space and perhaps have some space devoted to events that would foster a sense of community similar to those available at the Peck Center but aimed at the community as a whole. We should also be seeking to build something that has a low environmental impact and is sustainable. One of the challenges I see this project facing is the ability to meet the expectations of a wide variety of different constituent desires and potentially trying to do too much.

What are the OPPORTUNITIES that this project could provide for your community?

As I mentioned in some of my other answers, this is a great opportunity to provide housing for the Barrington senior community as well as a center for community engagement. We are also presented with an opportunity to consider how to honor the history of this property and integrate that with its future use.

What you see as the GOALS for this project?

The ultimate goal of this project should be to create a space which the residents of the Town consider to be an asset and which improves the Town in a material way for many years to come. In order to do so we should be concerned about creating the most green, carbon-neutral space fiscally possible. One of the primary goals also should be to meet the needs of our senior community.

What are the metrics that would need to be met to make this a SUCCESSFUL project, in your opinion?

It is difficult at this point to determine specific metrics of success. I think that will become clearer as we discuss goals as a group. However, being the representative from the Senior Services Advisory Board, the most important consideration for the success of this project, in my view, is a sufficient quantity of senior housing and affordable senior housing. In addition, in order to be successful the Town and this Committee need to hear from the neighboring land owners who will be most directly impacted by the use of this property.

What are the biggest challenges to community engagement and visioning in matters concerning your community? Select all that apply.

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What are the CRITICAL/HOT BUTTON ISSUES facing Barrington?

The limited availability of open space / athletic field space, and of affordable senior housing so that longtime Barrington residents can continue to live in Barrington into advanced age.

What are the current STRENGTHS of Barrington? How could you see this project supporting those?

Barrington is a community - this project has the potential to help sustain and support the community in one or more ways by addressing issues impacting it.

What are the current CHALLENGES facing Barrington? How could this project address those challenges? What challenges do you see facing this project in particular?

The limited availability of open space / athletic field space, and senior housing for Barrington residents. This project could address one of more of these issues, by, for example, providing senior housing so that current Barrington residents can continue to live in Barrington into their senior years. One of the challenges facing this project is the potential that some may view the property as a blank slate, and seek to pursue options not in the best interests of the Barrington community.

What are the OPPORTUNITIES that this project could provide for your community?

This project may help bring folks together around common goals, addressing current needs within the Barrington community.

What you see as the GOALS for this project?

To identify the best use of the property, taking into account the intent of the voters who approved the property purchase, the impact of any use on abutting neighbors and the existing character of the surrounding neighborhood, and the best interests of the Barrington community.

What are the metrics that would need to be met to make this a SUCCESSFUL project, in your opinion?

The success of the project should be measured with reference to (1) how the outcome compares to the expectations of the voters who approved the purchase of the property at the time of their vote, (2) the extent of buy-in by abutting landowners and other stakeholders with the ultimate recommended use, and (3) how the outcome addresses the best interests of the Barrington community.

What are the biggest challenges to community engagement and visioning in matters concerning your community? Select all that apply.

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- ☒ Other:  
Political polarization and ad hominem attacks against those with opposing views, when allowed to seep into local politics, is an impediment to problem solving. Too many issues are seen as either a zero-sum game, or a stepping stone to realizing political ambitions beyond Barrington. The best results are most often achieved when practical solutions are addressed to solving clearly defined problems in the best interests of the Barrington community, without concern for who takes credit.

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What are the CRITICAL/HOT BUTTON ISSUES facing Barrington?

School facilities, open space, bridge bike path

What are the current STRENGTHS of Barrington? How could you see this project supporting those?

School System, Town Beach, Bike Path (minus bridge)

What are the current CHALLENGES facing Barrington? How could this project address those challenges? What challenges do you see facing this project in particular?

Senior Housing, No hotel/guest accommodations, Lack of ethnic food, open space

What are the OPPORTUNITIES that this project could provide for your community?

Dense senior housing, open space, educational facility in conjunction with local University

What you see as the GOALS for this project?

Housing, Open space, Education.

What are the metrics that would need to be met to make this a SUCCESSFUL project, in your opinion?

Consideration of neighborhood values, Watson right of way improvements, reuse of existing structure

What are the biggest challenges to community engagement and visioning in matters concerning your community? Select all that apply.

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What are the CRITICAL/HOT BUTTON ISSUES facing Barrington?

Lack of senior housing, lack of sports fields, sea level rise

What are the current STRENGTHS of Barrington? How could you see this project supporting those?

Stability, smart, fiscally conservative government

What are the current CHALLENGES facing Barrington? How could this project address those challenges? What challenges do you see facing this project in particular?

Lack of senior housing, lack of sports fields. Challenge is that this site might not be practical for what many consider to be the biggest challenges/biggest needs in town

What are the OPPORTUNITIES that this project could provide for your community?

To create a space/facility that is unique to Barrington



What you see as the GOALS for this project?

Identify a practical use for the space that considers the long term objectives of the community

What are the metrics that would need to be met to make this a SUCCESSFUL project, in your opinion?

A consensus that all can be satisfied which was fully vetted

What are the biggest challenges to community engagement and visioning in matters concerning your community? Select all that apply.

- ☒ Our community is not engaged
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What are the CRITICAL/HOT BUTTON ISSUES facing Barrington?

Near sea-level flooding events over a large percentage of residential and commercial space

What are the current STRENGTHS of Barrington? How could you see this project supporting those?

Residents truly care about the town, and even when people leave they generally come back to raise their families. I could see this project helping people stay in town after their children leave home.

What are the current CHALLENGES facing Barrington? How could this project address those challenges? What challenges do you see facing this project in particular?

Cost of housing. High-density housing on this property could help relieve that. I see NIMBY problems facing this project. Neighbors will have a very limited view of what is acceptable for this property.

What are the OPPORTUNITIES that this project could provide for your community?

There is limited buildable open space in town. Other than the Bible college land, this is a rare opportunity to develop something.

What you see as the GOALS for this project?

Efficient use of a good space on valuable land.

What are the metrics that would need to be met to make this a SUCCESSFUL project, in your opinion?

Develop the space for long term benefit to the town in terms of its use, rather than a quick sale for a handful of houses.

What are the biggest challenges to community engagement and visioning in matters concerning your community? Select all that apply.

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- ☐ Lack of transparency
- ☐ Planning fatigue
- ☐ Difficult to reach people/work with stakeholder schedules
- ☒ One "side" pitted against "the other" on one or more issues
- ☐ Lack of diverse inclusion
- ☒ Other: NIMBY. It will be hard to change the use of the space even if that is what is optimal.

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What are the CRITICAL/HOT BUTTON ISSUES facing Barrington?

Affordable housing, both by the definition, as well as those for less expensive/smaller homes for aging residents who want to stay in town and downsize.

What are the current STRENGTHS of Barrington? How could you see this project supporting those?

Barrington is a lovely community- proximity to the water, Providence and Newport and community services, schools. As the housing market has gone wild, we are losing diversity, and will continue to. Less expensive housing will help a more diverse population come and remain in town.

What are the current CHALLENGES facing Barrington? How could this project address those challenges? What challenges do you see facing this project in particular?

Less expensive housing is a huge challenge and this piece of property can help address that by building a development of some small (and therefore cost less) and other less expensive units.

What are the OPPORTUNITIES that this project could provide for your community?

This beautiful property can provide an opportunity to add a development with units and open space for those who cannot afford the new \$\$\$\$ housing prices.

What you see as the GOALS for this project?

I see the goals of the project to help add diversity to the housing stock in town while preserving some open space on the site,

What are the metrics that would need to be met to make this a SUCCESSFUL project, in your opinion?

I would see the building of a number of units that are under the median housing price so that individuals and families can stay and move to Barrington.

What are the biggest challenges to community engagement and visioning in matters concerning your community? Select all that apply.

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- ☐ Lack of transparency
- ☐ Planning fatigue
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- ☐ Lack of diverse inclusion

☒ Other: I think the community is quite engaged. Some issues may be NIMBY

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December 15, 2021 - Full Comments

CRITICAL / HOT BUTTON ISSUES

- Building should be preserved -as stipulated in town vote - Town is legally obligated
- In future other locations in town could be in flood zone this is opportunity
- Whatever is Constructed there could enhance/speed up erosion.
- include 4 more representatives from neighborhood
- community did not know that the property was being purchased - do not continue mistrust of town
- Should have 2-3 Representatives of the community
- Committee formed by Town Council/ Manager
- no one on the committee from the neighborhood
- This is a huge opportunity for the Town
- Has anyone visited the monastery or beach?
- Consider impact to sewer and water
- strong pull for building housing on the site
- Concern: problem with people (kids) coming down to beach, leaving trash - no parking made it easy to regulate – what will prevent this from becoming an extension of the public beach
- no safe access to beach
- lack of public bathrooms creates public nuisance, underage drinking
  - it is a public access point, but not a beach people from out of community will come and park on street
- some find the monastery to be unattractive and don't mind tearing it down
- Make sure more folks are included from neighborhood
- make sure density does not change - town voted on similar size, use - do not make this high density
- having a recreation center for teens/ youth - help curb teenage drinking - uses that could reach younger folks in a positive way - learn new skills, etc.
- the monastery is a sanctuary for wild life - need to respect them and maintain space for them
- Safety related to folks coming to neighborhood who do not live there.
- like idea of preserving stained glass
- look at/preserve the density of the space - low density, only occasionally high use
- this project is proposing to change lifestyle of neighbors immediately adjacent
- housing for 55+ and open space
- We should understand history of site - very quiet sanctuary
- this is a place density issue – real lives will be impacted
- it was strongly reiterated that the building would be preserved
- if the project has public access, who maintains it?
- currently very well used by bikers/ pedestrians, safe for children
- too intense a use would make it unsafe
- currently zoned R40 - may need to be more dense, but how much?



- if a private developer had come in, what would the maximum density have been? – lot size of 32,000 SF
- Land Trust would love to see a portion reserved for conservation purposes
- survey was previously conducted
- current building is ugly - knock it down,
- prevent people from accessing beach from fremont,
- key access to parking lot for town residence.
- education center (reuse stained glass) and trails along the bay to take advantage of views
- aquatic environmental education center
- this summer RISD's locked gates created issues with parking on streets
- neighborhood has gone through a period of transition recently and residents feel that area has suffered
- keep residents' quiet lives quiet - do not make it a public access way
- would prefer senior housing
- mixed use is a great solution
- could this project be better served as purely recreational/ community use?
- senior housing surveys – people looking for a variety of options, multigenerational, accessible
- it is important to balance preservation of home values with financial return on project
- want representation on committee
- must include parking – RISD has shut down their parking, forcing illegal onstreet parking (do not repeat this mistake)
- Parking on site for residences only - not for public use